

Officers Report

Planning Application No: 140707

PROPOSAL: Planning application for change of use of land for siting of caravans (lodges) and proposed recreation pond with 20 fishing pegs, to include site levelling using excavated material.

LOCATION: Sunnyside Up Farm Shop, Poplar Farm Tealby Road Walesby Market Rasen LN8 3UL

WARD: Market Rasen (superseded)

WARD MEMBER(S): Cllr S Bunney, Cllr J McNeill and Cllr Mrs C E J McCartney

APPLICANT NAME: Mr Casswell

TARGET DECISION DATE: 02/06/2020

DEVELOPMENT TYPE: Major - Other

CASE OFFICER: Rachel Woolass

RECOMMENDED DECISION: Grant permission

Description:

The application site lies in between Tealby and Market Rasen on the northern side of Tealby Road (B1203) towards the eastern edge of the West Lindsey District Council area some 2.5km north east of Market Rasen. Poplar Farm comprises a four bed detached farmhouse, with a separate one bedroom living annexe, a range of traditional and modern farm buildings in all about 37.53 hectares (94.47 acres). Located immediately to the north of the farm yard and shop/café the field is approximately 8.99ha in area. Access to the site is from Poplar Farm driveway to the west of the field. Adjacent to the site is Willingham Forest of which part is a designated Local Wildlife Site (LWS). This is plantation managed by the Forestry Commission.

To the south of the site is the B1203 highway but beyond this is Hamilton Hill and Chapel Hill which is part of Pickard's Plantation. To the south of the site is the applicants' farm yard which is formed of a number of substantial brick buildings, portal framed barns and a car park area.

The application seeks permission for change of use of land for siting of caravans (lodges) and proposed recreation pond with 20 fishing pegs, to include site levelling using excavated material.

The proposed site is immediately adjacent to land granted permission in November 2019 for the siting of caravans, and an irrigation pond in May 2019.

The site is within an area designated as an Area of Great Landscape Value (AGLV) – policy LP17 of the Central Lincolnshire Local Plan applies.

The boundary of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is approximately 2.4km to the east (the village of Tealby is within the AONB).

Relevant history:

121073 – Planning application for retention of change of use of former agricultural building and extension and alterations to form tea room/extended farm shop with kitchen store and toilet facilities and change of use of agricultural land to form extension to car park and to form rear patio. Permission granted 30/04/08

138912 – Planning application for proposed irrigation pond including site levelling using excavated material and associated agricultural building. Permission granted 07/05/19

139788 – Planning application for change of use of land for siting of caravans. Permission granted 22/11/19

Representations:

Chairman/Ward member(s): No representations received to date

Walesby Parish Council: 03/06/2020 – The Parish council consider that these are minor changes to the original proposal and the previous comments made by the Parish Council as to why they object to the proposal still stand.

31/03/2020 - We strongly oppose application 140707.

Under application 139788 approval was given for 15 and only 15 cabins.

The reason for the limitation to 15 was “This was the number considered acceptable to maintain and enhance the rural character of the area and the setting of the Lincolnshire Wolds AONB and in accordance with policies LP2, LP17 and LP26 of the Central Lincolnshire Local Plan”.

The current application is sited next to the field applicable to 139788. Effectively the 2 applications together relate to one huge site.

Under 140707 the applicant proposes to add another 50 cabins making 65 in all with the two sites together.

That would be totally unacceptable in the AONB. The total site should be limited to the original 15- restricted for the reason quoted above.

The whole proposed project will have a serious impact on wildlife habitat and biodiversity, noise, highway issues and the character of the site through inadequate landscaping.

Tealby Parish Council: Tealby Parish Council wish to object to this application.

Concerns and objections have been raised in relation to the impact on a site designated in an AONB, with the initial development removing well established and mature hedgerow. Not only has this had a negative impact visually, hedgerows are important for a number of reasons, providing a habitat for wildlife that supports the healthy functioning of ecosystems, controlling processes such as air quality, water purification and pollination.

The number of access points indicated by the installation of gates is more than the original planning application applied for, with the field fence leaving the site exposed and unattractive.

The site is currently placing advertising, for which no planning has been applied for, indicating a holiday park. Concerns for this advertising and further is also objected to. With signage comes additional lighting, which is likely to cause light pollution in an AONB, causing concern and impact for local residents.

Concerns and objections have been raised in relation to the impact on the highway and access requirements. This road is already prone to regular flooding, which has recently increased due to the installation and the size of the "pond" and its overflow, from this site, which frequently affects the highway especially when freezing.

Concerns and objections have also been expressed due to the width of the road, and restricted views, on entry and exit from the site, especially with larger vehicles like caravans. The impact of increased traffic on an already busy highway, used additionally by farm vehicles, another concern.

Concerns and objections have been raised in relation to the size of the development which is disproportionate to the requirements of the site and surrounding villages. An existing facility in a neighbouring village is already established, and although well utilised does not operate to capacity, therefore a development of this size would not be sustainable or required.

Equally the infrastructure locally could not support this site.

Local residents: Support received from –

The Birches, Mulberry Road, Claxby
2 Risby Manor Cottage, Catskin Lane, Walesby
The Old School House, Bardney Road, Gautby
Cherry Holt, Hareby Road, Miningsby
1 Woodhill, Middle Rasen
Cherry Cottage, Rasen Road, Tealby
38 Appleby Gardens, Broughton
Atkinson Avenue x 3
2 Lady Frances Drive, Market Rasen x 2
12 Westlands Avenue, Tetney
Catskin Lane, Walesby
Dovecote, Market Rasen
Lindsey Lodge, Main Road, Bleasby Moor
20 Mallard Way, Market Rasen
79 Collingwood Crescent
Hillstone House, 8 Beck Hill, Tealby
10 Tudor Close, New Toft
Sea Lane, North Cotes, Grimsby
58 Gordon Field, Market Rasen
2 Church Lane, Tetney
Pinfold Lane, Grimsby
The Old School House, Bardney Road, Market Rasen
Robinson's Lane, North Thoresby

20 Mallard Way, Market Rasen
Kestrels

With the main comments –

- Anything that brings more tourism into the area must be a good thing
- Provide opportunities for employment
- Location is ideal
- Likelihood of any noise nuisance minimal
- Would appear sensitively landscaped when mature
- Might bring some benefit to other town business
- Access is much better to get in and out of from the main road
- First log cabin on site is beautiful
- Lake is attracting a large amount of wildlife
- New proposal will be even better screened with existing trees, hedging and more planting.
- No major problems with 15 so I feel there wouldn't be a problem with this next proposal
- Walesby/Tealby area is a sort after holiday destination
- New proposal is not in an AONB
- Will definitely use the facilities and support local business
- Brilliant way to increase tourism
- The Lincolnshire Wolds have so much to offer and with a brilliant place like this to stay it will give them the perfect opportunity to enjoy surrounding countryside
- Good use of the land
- Pond will create habitats for wildlife
- Will enhance the area
- Lodges are of a high standard
- Will build the economy after the recession will incur due to Coronavirus
- Beautiful place to stay with access to long walks
- Site doesn't sit within Hamilton Hill
- Hamilton Hill isn't of great historic importance
- More structurally friendly than a housing development
- Visibility is low
- Waste can easily be dispensed in the correct way
- Hedge removal has helped visibility
- Sympathetically landscaped

Objections received from the following –

3A Kingsway, Tealby
12 North Kelsey Road, Caistor
18 Lancaster Drive, Market Rasen
4 The Row, Rasen Road, Walesby
Hambleton Hill, Tealby Road, Market Rasen
Woodley, Tealby Road, Market Rasen

14 The Smooting, Tealby
9 Cow Lane, Tealby
Honey Bee Barns, Risby Grange, Rasen Road, Tealby
Red House, Moor Road, Walesby
Risby Grange, Rasen Road, Tealby
Stone House, Greenbanks South Lane, Stainton Le Vale
The Old Joiners Workshop, Walesby Hill, Walesby
Weavers, Sandy Lane, Tealby
Shepards Hill, Thorpe Lane, Tealby
82 Nantes Close, London
9 Aisne Close, Lincoln
6 Beck Hill, Tealby
Hillcrest, 16 Rasen Road, Tealby
48 Rasen Road, Tealby
Bayons Park, Tealby
Caistor Lane, Tealby
The Birches, Mulberry Road, Claxby
Peacefields, 3 Rasen Road, Tealby
Waterside House, Kingsway, Tealby
Tudor Cottage, 23 Rasen Road, Tealby
Garden Cottage, Beck Hill, Tealby
32 Rasen Road, Tealby
Rase Thatch, Sandy Lane, Tealby
Thorpe Farm, Thorpe Lane, Tealby
Wood View Cottage, Rasen Road, Tealby
Lark Rise, 5A Beck Hill, Tealby
36 Front Street, Tealby
Hill Top House
Foxhills

With the main concerns –

- Sunnyside Up are not a current supplier of produce to Tealby shop
- Impact on the local community
- Detrimental to wildlife
- Detrimental to the peace and quiet of the countryside
- Access road doesn't seem a very safe and viable option for significant increase in road traffic
- Caravans and lodges will appear out of character
- Addition of so many caravans would have a huge impact on the landscape, habitat and character
- No economic or social reason for this development
- Would increase pollution, litter, noise and is environmentally unsustainable
- Ruin views
- Impact on the AONB
- Impact from lighting

- Destruction of hedgerows at the site of previous application has opened up the whole of the two sites
- No planning for advertisements
- Landscaping from previous application has not yet occurred
- Claims made in application to confirm compliance with NPPF and CLLP are misleading
- Many visitor accommodation in the area
- Site lacks public utilities
- Farm shop can no longer claim to sell or supply to local celebrities
- Doubtful the log cabins will promote tourism
- Concerned with unwanted visitors on our property
- Few products sold at the farm shop are sourced locally
- Unlikely to employ additional persons
- Removal of prime land
- Has a business case been presented?
- Further planning should be withheld until the work of the first site is satisfactorily completed, the site up and running and the impact of it independently assessed.
- Another leisure site would be unsustainable
- Increased traffic danger to human life and wildlife
- Would be overdevelopment
- Town offers little in the form of activities and attractions. Must be reasonable to infer that further planning will be sought for the installation of reception buildings, clubhouse, retail, sales centre, entertainment and facilities for sport and recreation adding further development to the already inappropriate size
- Concern the applicant may want to sell these cabins off as holiday homes and before we know it they are being lived in all year round as residential properties
- Flooding issues
- How does the applicant propose to deal with refuse and sewage
- Coronavirus pandemic is going to impact negatively on travel, holidays, the economy and society for at least the next 5 years, there is no need for further caravan parks
- Sits next to a place of great historical and religious interest, namely Hamilton Hill
- Site is rich in archaeology
- Loss of trees
- Spoiling visual amenity
- Fear of crime
- Respondents of support mostly further away, these respondents would not suffer any of the inconveniences caused by the development

Following re-consultation of 26th May 2020 (comments received 26th May onwards) –

Support

20 Mallard Way, Market Rasen
East Lodge Bayons Park Tealby
2 Lady Frances Drive, Market Rasen
Cherry Cottage, Rasen Road, Tealby
The Old Chapel, Front Street, Tealby

With the main comments –

- Fantastic for the area
- More jobs
- More business
- More tourism
- More exposure for local products
- A place for families to gather after COVID-19
- A place to learn a skill of fishing
- Business competition
- Doesn't affect anybody's landscape view and is in a discreet area of the countryside
- The visual assessment has proved the objections regarding the AONB wrong
- No flooding issues
- The proposal couldn't be off a better access
- The traffic generated is small
- This is an individual application and should be based on that only
- Tourism is a big part of the UK economy and this proposal should be welcomed
- In light of COVID and staycation becoming the norm would be lovely to see a flourishing farm shop and accommodation site at Sunnyside
- Positive for the local community

Objection

Tudor Cottage, 23 Rasen Road, Tealby
Hill Top House, 7 Cow Lane, Tealby
Shepards Hill
32 Rasen Road, Tealby
Low Moor Farm
Waterside House
Woodley, Tealby Road, Market Rasen
Melbreak, Sandy Lane Tealby
Hambleton Hill, Tealby Road, Market Rasen
Woodview Cottage Rasen Road, Tealby

With the main concerns –

- Unsuitable for the area
- Visitors will not fade harmlessly into the area
- Detrimental effect on the rural and peaceful character of the area
- Against further expansion
- Appears to disregard planning regulations with the removal of hedges, erecting adverts and a new access

- Considerable work happening on the other side of the main road to this development which suggests that there will either be a further application for yet more lodges or that attractions will be built which will mean there will be considerable traffic across the main road
- Levels of traffic likely to be generated by this application will greatly increase
- Scale is inappropriate
- Would have an extremely negative visual impact
- permission has already been granted for 15 cabins which would seem more than enough for an area that has no shortage of caravan parks and holiday accommodation
- Not consulted on the application
- Less support for these proposals locally
- Increased competition
- Development is not accessible
- Insufficient car parking
- No provision for evening eating/drinking
- No footpath from Poplar Farm to Tealby
- No public transport
- No provision for the collection of waste
- Caravans are densely packed together, making for a lack of privacy and likely nuisance and noise
- Electricity frequently fails
- Flooding
- Lighting
- Noise
- Statement seems to have missed a few key viewpoints
- Ecology
- Proposal inconsistent with National and Local Policy
- Out of character
- Not just locals that use some viewpoints

Comment received for Waterside House – provides a link to the Market Rasen visitors' guide to walking in Willingham Woods, containing a map showing a queried viewpoint and the footpaths leading to it.

General observation

30 Rasen Road –

Before giving permission for another phase of the development, please wait and see what effect the first set of holiday cottages have with regards to the amount of extra people to the area and traffic on the road. I also realize people need jobs and the local shops and pubs need to be supported as much as possible, however we also need to bear in mind the amount of holiday cottages, B&B's Hotels and Pubs in the area that already have accommodation and are finding it difficult to fill their rooms and pay their rates.

48 Rasen Road –

'Log cabins (caravans) will promote rural tourism.'

Under the paragraph on Social & Economic Context, it quotes the NPPF stating the following points that are in support of the proposed development.

" We must house a rising population which is living longer and wants to make new choices"

Will this proposal of Luxury Lodges be for Tourists staying a few days or for sale as a Retirement/Park homes type housing estate? Or a mixture of the two?

LCC Highways: 08/06/2020 – No objections

05/06/2020 - Thank you for the additional information submitted, however the below remains outstanding;

Could the applicant please confirm whether the existing bin storage on the consented site will be utilised for this proposal, and whether the fishing pegs can be used by non-residents and if so the level of parking provision required.

27/03/2020 - Can the applicant please submit a Flood Risk Assessment, Drainage Strategy and Construction Management Plan (guidance can be provided on production if required). Could they please also confirm whether the existing bin storage on the consented site will be utilised for this proposal, and whether the fishing pegs can be used by non-residents and if so the level of parking provision required.

Natural England: 01/06/2020 Natural England has previously commented on this proposal, our ref 312586, and made comments to the authority in our letter dated 03 April 2020.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

03/04/2020 - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Conservation Officer: I can confirm that farm buildings are considered to historic buildings (HER Record 56460) when a record of the buildings was made prior to conversion under an approval in 2009. The location of the farmstead, which can be seen on old maps since at least 1887 as an isolated historic farmstead with open fields around it. Little has changed since 1887 according to old OS maps. The isolated nature of the farmstead, whether the buildings are converted or not, forms a part of the character of the historic landscape in the Wolds, which retains a high level of post enclosure field boundaries.

Located between forestry plantations on the south, and Walesby Moor Wood to the north, the character of the land between is predominantly agricultural. The density of what is proposed and the landscape interventions to ensure the lodges are not highly visible will result in a big change to the open setting of the isolated farmstead. The NPPF defines a heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Old maps and a HER record of the former historic agricultural buildings demonstrates that some consideration as part of CLLP LP17 and LP25 is advisable.

AONB Officer – The proposed application site is some 2.5 kilometres to the west of the nationally protected Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) and therefore has the potential to impact upon setting, especially the views both from and to the Lincolnshire Wolds. We therefore welcome the inclusion of an additional Landscape and Visual Impact Assessment (LVIA) to help assess these proposals. It is clear that the site will be visible from the AONB due to the local topography at this location, and the generally very open panoramic views westwards from the higher ground that comprises the Chalk Wolds Escarpment and includes the important recreational route of the Viking Way. Local public rights of way close to the site are also widely promoted, including a section from the Lincolnshire Wolds Gateway Walk from Market Rasen (Following Woods and Mills). The LVIA provides a helpful summary of the landscape character of the area and details the wider policy contexts, including for the Lincolnshire Wolds AONB. The findings of the LVIA suggest that the visual impacts from the proposal will be negligible on account of distance, landscaping, the design and height of the lodges and effective screening from the neighbouring blocks of woodland. I would add that many of the surrounding woodland compartments will be under the ownership and management of the Forestry Commission and blocks of conifers will be subject to periodic thinning and harvesting operations so the level of adjacent screening could change dramatically overtime.

I note that the D & A reports (paragraph 23.) that the local parish councils, among others, have all been very supportive: however it appears from the responses submitted, that some statutory consultees, including Tealby Parish Council and Walesby Parish Council, have objected to the development proposals, notably citing concerns in respect of the detrimental impacts upon the AONB. The D & A stresses that the spacing is low density but the layout of the proposed cabins, especially in the western half of the site, suggests a spacing of only 6 metres between cabins. A general concern is that the proposed "caravan" development is significant, being classed as major development, and unlike a mobile and tent/canvas facility, a proposal for lodges will create a permanent site fixing, with units subsequently in situ for 365 days of the year. A further issue is one of the potential for light pollution and this impact does not appear to have been covered within the LVIA. This is an issue that has been generating much discussion at the national level, in particular the importance of our protected landscapes (AONBs and National Parks) for providing and safeguarding our dark night skies.

We would expect a much more robust scheme of landscaping, especially on the easternmost flank of the development proposal and a biodiversity/nature conservation plan that can secure biodiversity net-gain. We welcome additional plans for a proposed wild meadow within the site complex. A recreational fishing lake will provide some opportunities for wildlife, but clearly not as much as an equivalent sized water body with the primary purpose of nature conservation. It is not clear from the plans if there is provision for part of the lake to function as a "nature refuge", where for example wildfowl could harbour relatively undisturbed, which could be especially important during most sensitive times of the year, especially during the bird nesting season.

On balance, in the light of the conclusions of the LVIA, it would be difficult to argue a case for the development to have a significant impact upon the Lincolnshire Wolds AONB, but without further landscaping and more information on lighting plans there will evidently be some detrimental impacts and disruption to AONB setting, in addition to further intrusion and harm to the landscape character of the Area of Great Landscape Value (AGLV) through this development as detailed.

Growth and Projects: In principle, and subject to normal planning considerations, the Growth and Projects Team (including Visitor Economy) are supportive of the above application from a visitor economy perspective.

Tourism is a major sector in West Lindsey bringing into the area around £133 million in revenue and supports c1780 full time jobs (STEAM data 2018). Staying visitors account for 28% of all visitors to the district and is currently worth £48.3 million (STEAM data 2018) which, has grown annually since 2012.

The provision of quality accommodation for visitors is an important element for future sustainable development within the district and any initiative which promotes this will add value to the current product. Although the tourism and hospitality industry has suffered significantly during the Coronavirus pandemic, research shows that rural destinations are likely to recover the quickest as they have greater potential to offer safe, socially-distanced holidays and breaks (Hotel Solutions, 2020). This will allow our local economies to recover as well as supporting the local authority aspiration of being a prosperous and enterprising district where an increased number of businesses and enterprises can grow and prosper.

In this application it is important to acknowledge that bringing more visitors into the district, who will use all the services available, will undoubtedly aid the economy of the district for local businesses and residents. Due to their location and their proximity to the Lincolnshire Wolds AONB, it is important that they consider the natural environment and support the local communities wherever possible.

Public Rights of Way: No objections

Environment Agency: Draws attention to Government Guidance with regards to water supply, wastewater and water quality

Archaeology: No representations received to date

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017).

Development Plan

Central Lincolnshire Local Plan 2012-2036 (CLLP)

Relevant policies of the CLLP include:

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP7: A Sustainable Visitor Economy

LP13: Accessibility and Transport

LP14: Managing Water Resources and Flood Risk

LP17: Landscape, Townscape and Views

LP21: Biodiversity & Geodiversity

LP25: The Historic Environment, LP26: Design and Amenity

LP55: Development in the Countryside

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

Neighbourhood Plan

There are no neighbourhood plans in preparation within this area.

Lincolnshire Minerals and Waste Local Plan (2017)

The site is not within a Minerals Safeguarding area.

National policy & guidance (Material Consideration)

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.

The most recent iteration of the NPPF was published in February 2019. Paragraph 213 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- **National Planning Practice Guidance**
- **National Design Guide (2019)**

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Main issues

- Principle
- Agricultural Land
- Impact on the Character and Appearance of the Site and Wider Area
- Residential Amenity
- Highways
- Flood Risk and Drainage
- Ecology
- Historic Buildings

Assessment:

Principle

The application seeks permission for the change of use of land for siting of caravans (lodges) and proposed recreation pond with 20 fishing pegs, to include site levelling using excavated material.

The site falls to be considered as “countryside” under the spatial strategy and settlement hierarchy of LP2:

“Unless allowed by:

*a. policy in any of the levels 1-7 above; or
b. any other policy in the Local Plan (such as LP4, LP5, LP7 and LP57), development will be regarded as being in the countryside and as such restricted to:*

- *that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services;*
- *renewable energy generation;*
- *proposals falling under policy LP55; and*
- *to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.*

This allows the application to be assessed against LP7 in order to determine whether the principle is acceptable.

Part E of LP 55 sets out its policy for “non-residential development in the countryside” as follows:

Proposals for non-residential developments will be supported provided that:

a. The rural location of the enterprise is justifiable to maintain or enhance the rural economy

- or the location is justified by means of proximity to existing established businesses or natural features;*
- b. The location of the enterprise is suitable in terms of accessibility;*
 - c. The location of the enterprise would not result in conflict with neighbouring uses; and*
 - d. The development is of a size and scale commensurate with the proposed use and with the rural character of the location.*

It is considered however, that this policy should not be read in isolation, but alongside LP7 which sets out a direct policy in relation to “A Sustainable Visitor Economy” and which provides locational parameters for such developments.

The supporting text (section 3.7) of the Central Lincolnshire Local Plan (CLLP) explains that *“The visitor economy is one of the most important sectors of Central Lincolnshire’s economy.”* It explains that, whilst Lincoln is the principal visitor destination in Central Lincolnshire, that *“Rural Central Lincolnshire also makes a significant contribution to the visitor economy, with many visitors attracted to the waterways, walking and cycling routes, aviation attractions and other attractions across the area which are varied and numerous.”*

The Greater Lincolnshire Local Enterprise Partnership (GLLEP) recognises the visitor economy as one of the top three strongest economic sectors within Greater Lincolnshire and identified this sector as one of the priorities for growth. In order to achieve this, policy LP7 *“aims to encourage sustainable growth in the visitor economy”*. It explains that *“The tourism offer of more urban areas is different to that in rural areas where the scale and types of visitor economy uses need to be in scale with their surroundings.”*

Policy LP7: A Sustainable Visitor Economy

Development and activities that will deliver high quality sustainable visitor facilities such as culture and leisure facilities, sporting attractions and accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:

- a. contribute to the local economy; and
- b. benefit both local communities and visitors; and
- c. respect the intrinsic natural and built environmental qualities of the area; and
- d. are appropriate for the character of the local environment in scale and nature.

Development should be located within existing settlements, or as part of planned urban extensions, unless it can be demonstrated that:

- such locations are unsuitable for the nature of the proposal and there is an overriding benefit to the local economy and/or community and/or environment for locating away from such built up areas; or
- it relates to an existing visitor facility which is seeking redevelopment or expansion.

The host property (Sunnyside Up) of the proposed site currently operates as a farm shop; café and as a restaurant over two floors. There is an area for outside dining and a

dedicated car park with capacity for 30 cars. The business has been operating for approximately 15 years.

Sunnyside Up farm shop employs 15 staff, 3 full time and 12 part time.

As part of the proposal staffing levels will increase by 3 part time.

It was concluded in the previous application (139788) that the proposal is an existing visitor facility. The proposal therefore can be considered as an expansion of an existing visitor facility in accordance with the policy requirements to be able to support tourism outside the settlement. The principle can therefore be supported, however, its acceptability rests on a consideration of the detailed impacts arising.

The proposal would contribute to the local economy and would benefit local communities and visitors. The Growth Team have been consulted and state that it is important to acknowledge that bringing more visitors into the district, who will use all the services available, will undoubtedly aid the economy of the district for local businesses and residents.

Furthermore they state that although the tourism and hospitality industry has suffered significantly during the Coronavirus pandemic, research shows that rural destinations are likely to recover the quickest as they have greater potential to offer safe, socially-distanced holidays and breaks (Hotel Solutions, 2020). This will allow our local economies to recover as well as supporting the local authority aspiration of being a prosperous and enterprising district where an increased number of businesses and enterprises can grow and prosper.

Short term benefits may be given some weight, however, planning permission is to change the use of land in perpetuity.

The proposal would therefore be in accordance with criteria a and b of policy LP7.

Criteria c and d of policy LP7 will be assessed in further detail in the sections below.

The location is justified by means of proximity to existing established businesses or natural features, is suitable in terms of accessibility; The location of the enterprise would not result in conflict with neighbouring uses; and The development is of a size and scale commensurate with the proposed use and with the rural character of the location (discussed in more detail below) and would therefore be in accordance with policy LP55.

Paragraph 83 of the NPPF states that

Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Policy LP7 is consistent with the NPPF and is attached full weight.

Agricultural Land

Part G of policy LP55 states that proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy.

The land is Grade 3 agricultural land which is classified as good to moderate and the middle classification on the East Midlands Land Classification.

Natural England's Land Classification map does not distinguish between grade 3A (good) and 3B (moderate). Only Grade 3A falls within the classification of Best and Most Versatile Agricultural Land (BMV land) – to which Part G of LP55 applies / NPPF.

In the absence of a site specific survey, a precautionary view is taken that the proposed development could lose up to 9.01ha of BMV land. This needs to be weighed against all other planning considerations, within the planning balance.

The loss of potential best and most versatile agricultural land is a perceived harm from the proposal. This will need to be weighed against the identified benefits of development in the overall planning balance.

Paragraph 170(b) of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland

Policy LP55 is consistent with the NPPF and is attached full weight.

Impact on the Character and Appearance of the Site and Wider Area

Policy LP17 states that to protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements. Where a proposal may result in

significant harm, it may, exceptionally, be permitted if the overriding benefits of the development demonstrably outweigh the harm: in such circumstances the harm should be minimised and mitigated.

All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible.

The considerations set out in this policy are particularly important when determining proposals which have the potential to impact upon the Lincolnshire Wolds AONB (approximately 2.4km to the east) and the Areas of Great Landscape Value (as identified on the policies map) and upon Lincoln's historic skyline.

As part of the application a Landscape and Visual Statement was requested by the officer and subsequently submitted.

The application site lies outside the Area of Outstanding Natural Beauty but within the Area of Great Landscape Value.

The site falls within the West Lindsey Landscape Character Assessment 1999 – Area 11: Heathland Belt

The key characteristics of this LCA relevant to the application are:

- Large conifer plantations and acid soils formed on areas of coversand;
- Gorse, birch trees and acid grassland indicate heathland character within the agricultural landscape;
- Mix of arable fields and pastures with patchy clumps of hedgerows and few hedgerow trees;
- Distinctive lines of oaks, straight ancient hedgerows and small deciduous woodlands near Holton le Moor; and
- The fringes of Market Rasen and Caistor have a relatively wide range of land uses

Particularly distinctive are the extensive plantations of Scots and Corsican Pine which form a dark vertical edge, especially where there is no deciduous edge to them. This stark visual edge is particularly dominant in views from the Wolds between Walesby and Tealby.

The landscape pattern varies from large scale arable fields and pastures to smaller scale horse fields, immediately to the north of Market Rasen. Fields are enclosed by low hedgerows and hedgerow trees.

The landscape on the outskirts of Market Rasen has a particular diverse pattern and a variety of uses including agriculture, light industry, kennels, nurseries, a race course, golf course and camping area. The blocks of woodland, hedgerows and trees help to

accommodate this varied range of land use in a predominantly flat agricultural landscape.

Within the woodlands there is a strong sense of enclosure.

Due to the conifer plantations views are relatively contained and there is some capacity to accommodate change. The most sensitive parts of the landscape, relative to the application site are;

- Woodland edges – these structure views (particularly towards the Wolds) and forms a dark backdrop to most views within this area

In terms of principles for accommodating new development, again relevant to the application site;

- Any new development on the fringes of Market Rasen or Caistor should be accompanied by mass planting which is designed to help integrate the development with the surrounding landscape pattern. It should include elements such as mixed woodland, hedgerows and hedgerow trees (predominantly oak)

It is important to consider some of the characteristics of the adjacent LCA, Area 12: North West Wolds Escarpment where relevant to the application site.

Those key characteristics which come through for this character area are;

- Extensive views towards the north and west; and
- The scarp feature forms a prominent vertical feature in the landscape;

The Application Site is currently a managed agricultural field adjacent to the Sunnyside Farm complex which comprises the farmhouse, shop and café, farmyard and the site for the approved lodges (139788). The site lies directly to the north of the approved lodge site.

The field is typical of those in the surrounding area, particularly those between Sunnyside Farm and the edge of the Wolds to the east. Those closer to the perimeter of Market Rasen (west of the farm and the local main market town) are smaller and form groups of associated fields. The field has strongly defined boundaries, to the west a mature deciduous woodland hedgerow forms the boundary to the Bridleway connecting into Walesby Moor woodland, a typical conifer plantation as described in the LCA which forms the northern boundary to the site.

These plantations are a strong characteristic of the local landscape and are part of a wider plantation group which wraps from north to south around the eastern edge of Market Rasen forming a distinct break between the rural field patterns on either side.

The eastern and southern boundaries are open, demarked by a typical managed native hedge. Beyond this boundary, to the south is the site of the approved lodges and then to Tealby Road.

Topographically, the field and those adjacent are relatively flat, rising gently to the east to Walesby Road and then sharply increasing from 59mAOD to circa. 115m AOD as it rises up to the Wolds ridgeline. Directly to the south of the farm, on the opposite side of the road, is Hamilton Hill. This localised area of raised ground is now set within the larger Manor Plantation and is a downhill mountain bike course.

There are several public rights of way (PRoW) which connect north-south across the farmland into the wooded plantations and the open access land. Footpaths connect up the scarp, easterly to join to the Viking Way, a Long Distance Walk of over 147miles through Rutland, Lincolnshire and Leicestershire, from the banks of the River Humber to Oakham. The area is a popular location for visitors and recreational activities, particularly walking and cycling. The villages surrounding Market Rasen are accessed by typical country roads radiating from it.

The site lies between Market Rasen and Tealby, approximately 3km to the east, on the Tealby Road. Contextually the site is more connected to the farmland to the east and up to the villages of Tealby and Walesby and up onto the ridgeline. Tealby is a nucleated village around the historic core with more modern residential buildings developing linearly on the Tealby Road. There are scattered farmstead through this landscape and as mentioned in the LCA, diversity of land use includes existing caravan and camping, the farm shop itself and the aforementioned mountain bike course.

The Landscape and Visual Statement concludes that the Application Site and the adjacent landscape are not considered to be highly sensitive to the Proposals. The Local Landscape character assessment considers the woodland edges to the plantations to be the most sensitive features of this part of the landscape and they are a dominant part of the character in this location. The application site is also considered to be within the landscape and visual setting of the Lincolnshire Wolds AONB and therefore should be given due consideration. This is a statutory duty under 85(1) of the Countryside Act and states –

In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

The proposed development typology is not a common feature within this local landscape but small recreational developments, scattered farmsteads and outlying built form is not an inappropriate feature in the location or the wider AONB. To the north, although not visible in the context of this proposal, is a camp site and the 15 Lodges have been approved and are being constructed to the south.

The Proposals, if considered in isolation are perceived to be a large change to the existing landscape however the type of development proposed is low intervention – no severe construction activities are required, and the lodges are temporary by nature. The preparation of the fishing lake and the construction of a circulation route internally and the pads for the lodges are low level activities and will be absorbed on a similar level to general agricultural activity. The field itself which form the proposals would sit is not uncommon or unusual, all perimeter features will remain unaffected, and the site is accessed through an existing farm gate.

The location of the application site is considered less sensitive than the field adjacent which has the approved permission. The adjacent field is against the Tealby Road and at the entrance to the Farm site. The approved application will be more visible and although is less dense has the same coverage as the Proposals.

The proposals present landscape opportunities to improve and enhance those features identified as sensitive – the woodland edge – and increase the amount of deciduous planting along the edges of the plantations. The proposals also respond to the principles for accommodating new development by implementing mass planting, considered though, to help integrate the proposals into the surrounding landscape pattern.

Visually the envelope for experiencing the changes is small. Views from the west are limited until the receptors are directly adjacent to the Farm itself. On arrival at the Farm, the open aspect of the frontage will change, although largely this change has occurred due to the introduction of the 15 lodges and fishing lake. The Proposals will be experienced as an extension to this.

Beyond the very close views and on completion, once the new planting matures, the Lodges will not be visible due to the height of circa 5m from ground level. Care should be taken that a break in the plantations is still appreciated – that a gap between the woodlands remains as this is a characteristic of this local landscape. This may result in some of the lodge rooves being visible in the close-range views.

The Proposals will not detract from the panoramic views experienced from the Viking Way along the Wolds ridgeline. The change in the landscape may be discernible where the Lodges within the approved scheme are located, potentially contributing a small and relatively low-key part of the wider view however the Proposals will not be visible from the most direct locations due to the woodland edge wrapping around the eastern edge of the application site (in the views). The Proposals would not appear obtrusive in the landscape and over time any adverse impacts would be mitigated by the proposed planting structure. As with the views from the lower levels, the planting should be considered to maintain the 'break' between the plantations and allow views beyond to be appreciated. Should lodges become visible as a result of this it will not be detrimental to the overall view.

The experience of the AONB and the qualities that contribute to its designation would not be impacted by the Proposals.

The potential for a change in the views will largely only be experienced in very close proximity to the Proposals. The Proposals will introduce a change in the view as the receptor approaches the site however there will not be a feeling that this is an inappropriate typology and the proposed planting will present positive opportunities for biodiversity and habitat creation.

Following a re-consultation of the application to include the submitted Landscape and Visual Statement, a representation was received about a viewing location that was not included in the original report. The Landscape Officer of the submitted report then visited the viewpoint and concluded -

The view is incidental through a break in the hedgerow trees and captures a single view towards Sunnyside Up and the Wolds beyond;

- Although it is a view of value to locals it is not recorded or presented to visitors compared to the views from the Wolds AONB, along the Viking Way. These would be judged as of the highest sensitivity; and
- The effects of the Proposals would introduce additional lodges to the north of those already approved but would have no direct effect on the views towards the Wolds themselves.

Overall, the introduction of this view into the assessment does not change the overall outcomes of the report.

A further representation was received to show a walking guide that details the viewing location on an unmaintained route. This walking guide is not just available to locals. Whilst this route is highlighted on a walking guide, it is still not considered that this alters the overall outcomes of the report.

The proposal aims to introduce the lodges into an enhanced and well managed landscape which would make a contribution to the biodiversity and landscape features of the locality.

Extensive planting is proposed to be implemented along the boundaries and will be introduced between lodges and around the pond.

The lodges are proposed on the eastern boundary are aligned with those of the south so the eastern boundaries will appear continuous and those to the north would not protrude beyond the established line of built form.

Wildflower meadow planting is to be introduced providing increased biodiversity in comparison to the agricultural field and provide a pleasant outlook for the visitors and general users of the surrounding landscape.

Whilst not with an Area of Outstanding Natural Beauty, the site is some 2.5km to the west of the AONB and therefore does have the potential to impact upon the setting

however the Landscape Visual Statement concludes that there will be a negligible effect to the AONB.

Upon consultation with the AONB Officer they request further landscaping and more information on lighting plans to reduce the impacts and disruption to the AONB setting. This can, and should be secured via a planning condition.

Comments received from local residents' state that landscaping from the previously approved adjacent site has not yet occurred. However there was only 1 out of the 15 approved lodges on site when the application was submitted. The condition on this application (139788) states that landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or completion of the development. Neither of these triggers has been met and therefore the landscaping does not need to be carried out at this time.

Lodges are a temporary fixture and with appropriate landscaping the proposal would be acceptable. The proposal would not be deemed an inappropriate feature in this landscape giving the wider considerations of the landscape.

The proposal would be of 50 pitches, which should be conditioned.

Whilst the scale is larger than that of the other approved site, and also taken cumulatively with the previously approved scheme, the proposal with the correct landscaping would not appear obtrusive in the landscape.

The experience of the AONB and qualities that contribute to its designation would not be impacted by the proposal.

The proposal is therefore in accordance with criteria c and d of LP7 and policy LP17 of the Central Lincolnshire Local Plan.

Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Policy LP17 is consistent with the NPPF and is attached full weight.

Residential Amenity

Policy LP26 states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Concerns have been raised with regards to noise. The proposal does not give rise to any obvious or immediate noise concerns. The nearest neighbour is over 250m away.

The lodges are sited approximately 12 metres apart from one another not 6m as suggested by the AONB Officer. This would be adequate separation and would not give rise to concerns over privacy.

Paragraph 127 of the NPPF states that Planning policies and decisions should ensure that developments:

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users

Policy LP26 is consistent with the NPPF and is attached full weight.

Highways

Policy LP13 states that development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

LCC Highways have been consulted on the application requested that the applicant submit a Flood Risk Assessment, Drainage Strategy and Construction Management Plan. They also asked for confirmation whether the existing bin storage on the consented site will be utilised for this proposal, and whether the fishing pegs can be used by non-residents and if so the level of parking provision required.

The agent subsequently submitted a Flood Risk Assessment and Drainage Strategy and a Construction Management Plan.

They also confirmed that the fishing pegs were private use only and would not be for non-residents. It is not a commercial fishing pond.

With regards to the bin storage, the proposed pitches will have their own bin storage areas, as shown on the plans, and are proposed to be collected on a regular basis.

Following all further information received, LCC highways had no objections.

Concern has been raised by residents with regards to parking and highway safety. However the Local Highways Authority raise no objections to these matters.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Whilst third party representations are noted, it is not considered that there would be an unacceptable impact on highway safety, or that the residual cumulative impacts on the

road network would be severe, and the proposal would comply with LP13 and the NPPF in this regard.

Policy LP13 is consistent with the NPPF and is given full weight.

Flood Risk and Drainage

Policy LP14 states that all development proposals will be considered against the NPPF, including application of the sequential and, if necessary, the exception test.

Through appropriate consultation and option appraisal, development proposals should demonstrate:

- a. that they are informed by and take account of the best available information from all sources of flood risk and by site specific flood risk assessments where appropriate;*
- b. that there is no unacceptable increased risk of flooding to the development site or to existing properties;*
- c. that the development will be safe during its lifetime, does not affect the integrity of existing flood defences and any necessary flood mitigation measures have been agreed with the relevant bodies;*
- d. that the adoption, ongoing maintenance and management of any mitigation measures have been considered and any necessary agreements are in place;*
- e. how proposals have taken a positive approach to reducing overall flood risk and have considered the potential to contribute towards solutions for the wider area; and*
- f. that they have incorporated Sustainable Drainage Systems (SuDS) in to the proposals unless they can be shown to be impractical.*

Policy LP14 states that development proposals should demonstrate:

- g. that water is available to support the development proposed;*
- h. that development contributes positively to the water environment and its ecology where possible and does not adversely affect surface and ground water quality in line with the requirements of the Water Framework Directive;*
- i. that development with the potential to pose a risk to groundwater resources is not located in sensitive locations to meet the requirements of the Water Framework Directive;*
- j. they meet the Building Regulation water efficiency standard of 110 litres per occupier per day;*
- k. how Sustainable Drainage Systems (SuDS) to deliver improvements to water quality, the water environment and where possible to improve amenity and biodiversity have been incorporated into the proposal unless they can be shown to be impractical;*
- l. that relevant site investigations, risk assessments and necessary mitigation measures for source protection zones around boreholes, wells, springs and water courses have been agreed with the relevant bodies (e.g. the Environment Agency and relevant water companies);*

- m. that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;*
- n. that no surface water connections are made to the foul system;*
- o. that surface water connections to the combined or surface water system are only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users;*
- p. that no combined sewer overflows are created in areas served by combined sewers, and that foul and surface water flows are separated;*
- q. that suitable access is safeguarded for the maintenance of water resources, flood defences and drainage infrastructure; and*
- r. that adequate provision is made to safeguard the future maintenance of water bodies to which surface water is discharged, preferably by an Agency, Internal Drainage Board, Water Company, the Canal and River Trust or local council).*

The foul water from the development will be collected on site and discharged into a proposed foul water treatment plant sited on land within the applicant's ownership. The overflow from the plant will be discharged into Walesby Beck, connected to the existing discharge connection. Consent to discharge into the existing watercourse will be required from the Environment Agency accordingly.

All of the surface water from the development will be discharged into the proposed pond with an outlet connected to the existing connection to Walesby Beck. The surface water connections and disposal are all on land owned by the applicant and therefore the proposed drainage from the site is totally self-sufficient and independent.

The development will include water butts on the rainwater outlets of the lodges to enable recycled water to be used for the irrigation purposes to reduce the needs on main water supplies and also to limit the amount of surface water discharge to the existing water course.

Private access roads and car spaces will be constructed in porous surfaces to allow water to percolate laterally into the surrounding soft landscape areas. The subsoil's are of a sandy nature and offer good infiltration potential.

The proposed pond can remove grit and small particles before discharging to the existing drain. Porous surfaces is proposed as a way of removing hydrocarbons from spillages in parking areas and trapped gullies will be used around the access roads.

The site is located within Flood Zone 1 (low probability) and is not at risk of flooding from external sources. The site would be protected from flooding by the use of pipes, porous surfaces, swales (if required) and site attenuation (proposed pond) that will attenuate water during the worst case 1 in 100 year storm event. The designed drainage system will be subjected to a regular maintenance regime to ensure that blockages do not occur. Capacity within the drainage network will be maintained by regular inspection and removal of vegetation and other general debris. The design of

the proposed drainage system would include a 30% increase in rainfall intensity to allow for the effects of climate change over the design life of the premises.

The surface water from the proposed development is likely to be restricted to less than existing Greenfield runoff discharge rates. Any swales and wet balancing pond would be designed to attenuate storms during a 1 in 100 year storm event with a 30% climate change allowance. This, together with a regular maintenance regime to ensure no blockages or loss of capacity will occur to ensure that the risk of flooding elsewhere will not increase.

A condition is recommended for a final drainage scheme prior to the erection of the log cabins. The proposal subject to conditions would be in accordance with policy LP14.

Paragraph 165 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Policy LP14 is consistent with the NPPF and is attached full weight.

Ecology

Policy LP21 states that all development should:

- protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;
- minimise impacts on biodiversity and geodiversity; and
- seek to deliver a net gain in biodiversity and geodiversity.

Concerns have been raised from residents with regards to wildlife.

As part of the application an Ecological Survey – Extended Phase 1 has been submitted. This was initially submitted for the adjacent approved site application however consideration was given with regards to the wider site and therefore it is considered the recommendations are appropriate for this site.

No further survey works are required but contains the following recommendations –

Hedgerow – It is recommended that boundary hedgerows be retained or replaced where possible. Gaps will require re-planting which should follow specific hedgerow planting prescription which should be comprised of locally appropriate native species sourced from local provenance sourced seed stock/material.

This will, (within a 5 year period), enhance any established physical links between existing hedgerows and act as both habitat and wildlife corridor for a potentially wide ranging number of species.

The opportunity also exists to plant locally appropriate native and naturalised tree species.

Bats – The proposed works will not affect any buildings or mature and over-mature boundary trees. The survey results indicate that the site is unlikely to be key to the overall conservation bats in the local area and the enhancement of the site would not alter the ability of bats to survive and reproduce.

The ecological functionality of bats in the local area will not be adversely affected by the proposed development.

However, despite the open nature of the site, the mature hedgerows, tree belts and site boundaries may provide foraging habitat for bats and be utilised as flight corridors.

The site boundaries are believed to offer extremely good foraging potential for a number of bat species. This could further be enhanced by the erection of bat boxes.

Lighting – Lighting schemes can damage bat foraging habitat directly through loss of land fragmentation, or indirectly by severing community routes from roosts.

It is recommended that any proposed security lighting on site is placed as far from the boundary hedgerows as possible, that light spillages on hedgerows is avoided by using shields to direct light to the target area only. The impact on bats can be minimised by the use of low pressure sodium lamps or high pressure sodium instead of mercury or metal halide lamps. The height of lighting columns in general should be as short as possible as light at a low level reduces the ecological impact. The possibility of using a sensor should be considered to provide some dark periods on site.

Amphibians – The proposed development will have no or low/negligible potential impacts on any potential Great Crested Newt population and viable habitats.

Given the physical nature of the site it is possible to undertake the proposed work without the risk of a breach in the legislation protecting Great Crested Newts providing a precautionary approach is adopted. It is recommended that work is undertaken in accordance with a strict method statement. This is contained within the survey.

Reptiles – Precautionary measures are recommended and include –

1. A suitably qualified/experienced ecologist will deliver a toolbox talk to contractors responsible for the works. The talk will cover reptile ecology, reptiles and the law, and what to do if reptiles are found during the works.
2. If during the works period any reptiles are found on site works should cease in that area and a suitably qualified ecologist should be contacted for advice.
3. Grassland/vegetation clearance should ideally take place during the summer months (April-September) when reptiles and amphibians are the most active (ideally when day time temperatures are between 16-24 degrees Celsius) when reptiles and amphibians are alert and mobile and can flee disturbance. However this may lead to a conflict with timing relating to the bird nesting season. Therefore extreme caution in relation to nesting birds must be exercised.

Birds – To minimise any potential impact or disturbance to protected breeding birds, any site clearance or works affecting the boundary hedgerows should be undertaken outside the bird breeding season. If work is carried out in the breeding season then an ecologist should be consulted and it is likely that work will have to stop if breeding birds are found in the trees and scrub present it may be necessary to undertake further more detailed breeding bird surveys immediately prior to the work to search for nests. A bird box is recommended.

Snipe – It is recommended as a conservation measure that within the design of new water body consideration to the inclusion of extensive shallow margins where wading birds such as Snipe feed and sometimes breed. The opportunity to plant native species to encourage natural colonisation by insect and amphibian life is also present. A suitable list of native species is provided in the survey. Establishment prescription (sowing rates/stocking densities methods and timings) recommended by the seed provider must be followed.

Other recommendations – Good working practices should be adhered to during any future work, with any trenches covered overnight and any pipes over 200mm in diameter capped off at night.

The recommendations can be conditioned.

The proposal, subject to conditions would be in accordance with LP21.

Paragraph 174(b) of the NPPF states that to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Policy LP21 is consistent with the NPPF and is attached full weight.

Historic Buildings

Policy LP25 states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

The host farmstead buildings are considered to be historic buildings on the HER record but are not listed.

It is not felt that the lodges would have a detrimental impact on the farmstead. Whilst there would be a change to the setting this is deemed to be harmful.

Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy LP25 is consistent with the NPPF and is attached full weight.

Other matters

Competition is not a material consideration.

The application consultation and publicity has met the statutory duty and requirements under the Central Lincolnshire Statement of Community Involvement.

A lack of provision for evening eating/drinking at the site café would not warrant a reason for refusal. The lodges provide self-catering accommodation to allow for meals to be prepared or visitors could take advantage of surrounding villages' facilities, to the benefit of the local economy.

It is stated that there is no footpath from Poplar Farm to Tealby. This is not the case. A pedestrian footpath is present albeit wider in some places than others where natural growth of grasses has taken place.

The type of accommodation and location would by its very nature attract visits from cars rather than public transport but this would not warrant a refusal of the application.

The application is considered on its own merits. Speculative growth is not a material consideration. Any future applications will also be considered on their own merits.

Conclusions and recommendations

The proposal has been considered against the Development Plan namely policies, LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP7: A Sustainable Visitor Economy, LP13 Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP21: Biodiversity & Geodiversity, LP25: The Historic Environment, LP26: Design and Amenity, LP55: Development in the Countryside in the Central Lincolnshire Local Plan including the advice given in the National Planning Policy Framework and the National Planning Practice Guidance. The proposal would have some impact to the landscape however is not considered to have a detrimental impact upon the character of the area or the setting of the AONB. The proposal is considered not to have an adverse impact on residential amenity or highway safety. The site is at low risk of flooding, provides adequate drainage and would enhance the ecology and biodiversity of the site. The proposal would allow for the potential loss of good to moderate agricultural land which would be a harm of the proposal. However the proposal would contribute to the tourism industry and would be beneficial to the

economy. Taking in account all the considerations the proposal is recommended for approval subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development shall take place until a final landscaping scheme including details of the size, species and position or density of all trees/hedges to be planted, details of any removal of hedges, details of the height and materials used for any boundary treatments and the surface material of the parking spaces have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate landscaping is introduced and will not adversely impact on the character and appearance of the site to accord with the National Planning Policy Framework and local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036

Conditions which apply or are to be observed during the course of the development:

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on the approved plans:

Foresters Lodge Elevations and Floor Plan

The Strand Elevations and Floor Plan

dmc 18535/021 Rev A

dmc 18535/022 Rev A

dmc 18535/023 Rev A

dmc 18535/024 Rev A

dmc 18535/025 Rev A

and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

4. Prior to the installation of any external lighting, details of the lighting scheme (including a light spill diagram) including luminance shall be submitted to and agreed in

writing by the Local Planning Authority. The scheme shall then be implemented in strict accordance with the approved plans and retained as such thereafter.

Reason: To maintain and enhance the rural character of the area, the setting of the Lincolnshire Wolds AONB and to protect wildlife and in accordance with policies LP2, LP17 and LP26 of the Central Lincolnshire Local Plan.

5. The development hereby approved shall only be carried out in accordance with the recommendations set out in the Extended Phase 1 Survey dated April 2019 by Ecology & Forestry Ltd.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

6. No development shall take place during the bird breeding season (1st March to 31st July) in any year until, a detailed survey is undertaken to check for the existence of bird nests. Any active nests shall be protected until the young fledge. Completion of bird nest inspection shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any demolition works commence.

Reason: In the interest of nature to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

7. No erection of the log cabins shall take place until details of the proposed surface water and foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved details must be in place before occupation of the log cabins

Reason: To ensure satisfactory drainage arrangements are in place in accordance with policy LP 14 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

8. The maximum number of log cabins on the site shall not exceed **50**.

Reason: This was the number considered acceptable to maintain and enhance the rural character of the area and the setting of the Lincolnshire Wolds AONB and in accordance with policies LP2, LP17 and LP26 of the Central Lincolnshire Local Plan.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are

removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with policies LP17 and LP26 of the Central Lincolnshire Local Plan.

10. The accommodation hereby permitted shall only be used for holiday accommodation and shall not be used to provide any unit of permanent residential accommodation.

Reason: To accord with current planning policies under which continuously occupied dwellings would not normally be permitted on the site to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report